

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

36 Orange Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,350,000

&

\$1,400,000

Median sale price

Median price

\$1,525,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2022

to

30/06/2022

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	47 Gowrie St BENTLEIGH EAST 3165	\$1,420,000	21/05/2022
2	25 York St BENTLEIGH EAST 3165	\$1,370,000	30/06/2022
3	71 Castlewood St BENTLEIGH EAST 3165	\$1,320,000	20/06/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

12/09/2022 14:22

36 Orange Street, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

9593 4500

0412 117 529

kostamesaritis@jellisrcraig.com.au

Indicative Selling Price

\$1,350,000 - \$1,400,000

Median House Price

June quarter 2022: \$1,525,000



3 1 4

Property Type: House

Land Size: 682 sqm approx

Agent Comments

Comparable Properties



47 Gowrie St BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

4 1 2

Price: \$1,420,000

Method: Auction Sale

Date: 21/05/2022

Property Type: House (Res)

Land Size: 695 sqm approx



25 York St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,370,000

Method: Private Sale

Date: 30/06/2022

Property Type: House

Land Size: 613 sqm approx



71 Castlewood St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$1,320,000

Method: Private Sale

Date: 20/06/2022

Property Type: House (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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